

REZONING ACTIVITY

Nine projects totaling 1,405 acres were rezoned in 2003. The rezoned projects will permit the construction of 3,936 housing units. Nearly 2,000,000 square feet of nonresidential space was rezoned. Most all of the residential and nonresidential rezoning was associated with the Loudoun Station project.

Table II-28.
Rezoning Applications Approved in 2003
Loudoun County, Virginia

Project Name	Planning Subarea	Application Number	Approval Date	Acres	Zoning		Net New Housing Units					Net New Nonresidential
					Previous	New	SFD	SFA	MF	Total	ADU	SF
Pinebrook Village	Dulles	ZMAP 2001-0004	5/5/03	119.4	R-1/CLI	PD-H4	65	343	0	408	24	7,000
Reserve at Bella Terra, The	Ashburn	ZMAP 2002-0004	5/19/03	12.9	R-1	PD-H4	43	0	0	43	0	0
Evergreen Rural Village	Leesburg	ZMAP 2002-0002	6/2/03	850.0	TR-10	PD-RV	281	24	0	305	0	27,000
Potomac Green	Ashburn	ZMAP 2002-0016	7/21/03	300.5	PD-IP	PD-AAAR	511	572	390	1,473	68	0
Dean Property	Dulles	ZMAP 2000-0008	7/21/03	21.5	CR-1	PD-H4	49	0	0	49	0	0
Commonwealth Construction Management	Dulles	ZMAP 2003-0010 / SPEX 2003-0015	12/2/03	2.1	MR-HI/CLI	PD-GI	0	0	0	0	0	5,500
Loudoun Station	Ashburn	ZMAP 2002-0005	12/15/03	43.3	PD-OP	PD-TRC	0	0	1,514	1,514	0	1,884,379
Amberleigh	Ashburn	ZMAP 2002-0019	12/15/03	50.4	R-1	PD-H3	80	64	0	144	9	0
Richland Business Center	Potomac	ZMAP 2002-0010	12/15/03	5.3	CR-1	PD-CC(NC)	0	0	0	0	0	57,000
Total				1,405.3			1,029	1,003	1,904	3,936	101	1,980,879

Source: Loudoun County Department of Economic Development.

ADU - Affordable Dwelling Units, SFD - Single Family Detached, SFA - Single Family Attached, MF - Multifamily